BOOK 7477 PAGE 560

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, ATTORNEYS
2405 Crestmoor Road, Nashville, Tennessee 37215
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:
Lillian Whitmore Baker and
J. T. Baker, Jr.
820 Overton Lane
Nashville, Tenn.
37220

Mail

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
146-6
12 and 13

0370 02/26 0101 01CASH 6.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, James T. Baker, Sr. and wife, Lillian Whitmore Baker, and James T. Baker, Jr., by these presents do hereby quitclaim and convey unto Lillian Whitmore Baker and James T. Baker, Jr., as joint tenants with right of survivorship, their heirs and assigns, all our right, title and interest in and to the following tract of land:

TRACT NO. ONE:

BEING the southeasterly 205 feet front of Lot No. 5 on the map of Overton Park, as of record in Plan Book 2, Page 171, Chancery Court at Nashville, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of Overton Avenue, the common corner of lots Nos. 4 and 5; thence with the northeasterly margin of said Overton Avenue, north 38° 10' west 205 feet to a point; thence northeastwardly 415 feet, more or less, to a point in the dividing line between lots 3 and 5; thence south 31° 30' east 427 feet to a point in the north line of lot No. 4, the common corner of lots 3 and 5; thence south 83° 30' west 420 feet to the point of beginning.

BEING the same property conveyed to James T. Baker, Sr. and wife, Lillian Whitmore Baker and son James T. Baker, Jr., by deed from Third National Bank in Nashville, as Executor and Trustee under the Will of R. Hugh Godwin, of record in Book 3947, Page 967, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO:

BEGINNING at the northwest corner of Lot A on the Plan of Five Oaks Subdivision of record in Plan Book 2854, Page 125, Register's Office for Davidson County, Tennessee, said point being in the northeasterly margin of Overton Lane; thence along the northerly boundary of Lot A North 83° 30' East 235.39 feet to a point in said margin; thence South 67° 29' 45" West 208.07 feet to a point in the northeasterly margin of Overton Lane; thence northeasterly 67.4 feet, more or less, along said margin to the point of beginning.

BEING the same property conveyed to James T. Baker, Sr. and wife, Lillian Whitmore Baker and son, James T. Baker, Jr., by deed from Gary F. VanOsdale and wife, Leslie F. VanOsdale, of record in Book 4758, Page 251, and corrected in Book 4812, Page 605, both in the Register's Office for Davidson County, Tennessee.

0.7.9.5.1.

IDENTIFICATION REFERENCE

FEB 26 10 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hand(s) this 25th day of February, 19 88.

James T. Baker, Sr.
JAMES T. BAKER, SR.

James T. Baker, Jr.
JAMES T. BAKER, JR.

Lillian Whitmore Baker
LILLIAN WHITMORE BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of February, 1988, before me personally appeared James T. Baker, Sr., Lillian Whitmore Baker,* to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* and James T. Baker, Jr.

Virginia F. Murphree
Notary Public

My Commission Expires: 5/13/90

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the President (or other officer authorized to execute the instrument), of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value, whichever is greater~~, for this transfer is $ nil .

James T. Baker
Affiant

Subscribed and sworn to before me, this the 26th day of February, 19 88 .

B. Edwards - Dep. Reg.
~~Notary Public~~

~~My Commission Expires:~~ _____